

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY

RECEIVED JUL 1 1980

DATE ENTERED AUG 5 1980

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC Alexander Young Building (80:14:1343)

AND/OR COMMON

2 LOCATION

STREET & NUMBER 1000 Block of Bishop Street

CITY, TOWN Honolulu

NOT FOR PUBLICATION
CONGRESSIONAL DISTRICT

STATE Hawaii CODE 014

First
COUNTY Honolulu CODE 03

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL	<input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL	<input type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT	<input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT	<input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL	<input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY	<input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME Northwestern Mutual Life Insurance Co.

STREET & NUMBER c/o 190 South King Street, #2750

CITY, TOWN Honolulu VICINITY OF

STATE Hawaii 96813

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. Bureau of Conveyances

STREET & NUMBER 1151 Punchbowl Street

CITY, TOWN Honolulu

STATE Hawaii

6 REPRESENTATION IN EXISTING SURVEYS

TITLE Historic Buildings Task Force

DATE 12/66

FEDERAL ☒ STATE ☐ COUNTY ☐ LOCAL

DEPOSITORY FOR SURVEY RECORDS State of Hawaii Archives

CITY, TOWN Honolulu

STATE Hawaii

7 DESCRIPTION

CONDITION

☐ EXCELLENT
☒ GOOD
☐ FAIR

☐ DETERIORATED
☐ RUINS
☐ UNEXPOSED

CHECK ONE

☐ UNALTERED
☒ ALTERED

CHECK ONE

☒ ORIGINAL SITE
☐ MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Alexander Young Building is a five-story, steel framed, Second Renaissance Revival building with a pair of six-story wings. It presents a rectangular massing to the street, although in fact its walls follow the angle of the roadways, which is not ninety degrees on the Hotel Street side. The building extends the full length of the block along Bishop Street, between King and Hotel Streets. The facades fronting on these three thoroughfares are of dressed Colusa sandstone from California. The rear of the building, which fronts on the Pacific Trade Center's mall, is of painted brick.

The body of the building is nineteen bays wide, with an arcade punched through the middle of the first floor from Bishop Street to the Pacific Trade Center mall. A belt course, with a pair of cravettos, separates the first story from the remainder of the building. The first story has been greatly altered to accommodate the supposed needs of commercial interests.

The upper stories exhibit a variety of window treatments. The second story windows are each capped by an entablature, except for the three middle ones, which are pedimented. The middle window's pediment is rounded. The windows in the two upper stories have corbelled, flat arched architraves with outset sills. As is typical of the style, the upper story's windows are smaller than those below. All windows are 1 x 1 double hung sash.

The body of the building terminates with a simple cornice and a parapet with alternating solid and balustraded sections. A roof garden approximately 1/3 of an acre in size, once graced the roof of the building, but this has given way to a rather insensitive fifth story addition. As a result of this addition segments of the parapet have been destroyed. Fortunately the massing of the building is substantial enough to minimize the poorly handled addition.

The slightly outset six-story wings are five bays wide, with pilasters made of blocks with articulated joints demarcating each bay. One-and-one-half-story round arches dominate the first story of the King Street wing. The middle three stories are embellished by a pair of fluted Corinthian columns engaged to the three inset center bays. A balustrade, at the base of the columns, extends across these three bays. The main body's window treatment is perpetuated in the wings, and the fifth and sixth story windows follow the same motif as those in the third and fourth stories. The fifth story windows are the same size as the fourth and the sixth story windows are even more diminutive.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input checked="" type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input checked="" type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1900-1903

BUILDER/ARCHITECT George Percy

STATEMENT OF SIGNIFICANCE

The Alexander Young Building is significant as the largest and most extravagant building constructed in Honolulu at the turn of the century. The 192 room structure cost \$2,000,000 to erect, and certainly fulfilled the Evening Bulletin's apt description of it.

Mr. Young has sought the best money could buy, with the single purpose of attaining the beauty, comfort and convenience which modern architecture can supply, modern thought suggest and modern man can require.¹

Built of Colussa sandstone girded together by iron and steel brought around Cape Horn from New York, the building was embellished with granite from Scotland and marble from Vermont. Boasting its own electric plant and artesian well the hotel was self sustaining. Stores were located on the first floor and the second contained the hotel lobby and 46 offices. The remainder of the structure was devoted to hotel functions, with the roof garden and its adjoining dining and ball rooms being a major attraction. At the time of its construction it was the foremost hotel in the Pacific and one of the major hotels in America. The Advertiser noted,

San Francisco with its 400,000 people, has only one caravansary as good and is priding itself on the prospect of one more. Across the bay Oakland, with 100,000 people, has nothing to compare with it; and going East through Nevada, Utah, Colorado, Kansas and so on to the western limits of Chicago, no hotel of equal cost and splendor can be found. Between Chicago and Honolulu is a distance of 4,000 (sic) miles and a population of over thirty million people, yet but one hotel can be found in all that region which equals in size, modern fittings, and general attractiveness the hotel which bears the name Alexander Young.²

Extending a block in length and rising six stories in height, the Alexander Young Building was the largest edifice in Honolulu. It dominated the city-scape and was a major landmark in the downtown area.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Old Honolulu, A Guide to Oahu's Historic Buildings; Historic Buildings Task Force; Honolulu, Hawaii; 1970.
Honolulu Advertiser, December 25, 1900, August 1, 1903, August 29, 1964.
Evening Bulletin, August 1, 1903.
Star-Bulletin, July 31, 1935, January 15, 1955.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 1.1354 (50, 595 SF)

UTM NOT VERIFIED
ACREAGE NOT VERIFIED

QUADRANGLE NAME _____

QUADRANGLE SCALE _____

UTM REFERENCES

A 04 617810 23571210
ZONE EASTING NORTHING

B
ZONE EASTING NORTHING

C

D

E

F

G

H

VERBAL BOUNDARY DESCRIPTION

This nomination includes the property included in TMK: 2-1-11-7.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

CODE

COUNTY

CODE

STATE

CODE

COUNTY

CODE

11 FORM PREPARED BY

NAME / TITLE

Don Hibbard, Architectural Historian and Nathan Napoka, Historian

ORGANIZATION

Historic Preservation Program

DATE

June 1, 1979

STREET & NUMBER

1151 Punchbowl Street

TELEPHONE

548-7460

CITY OR TOWN

STATE

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL X

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

[Signature]

TITLE

DATE

June 23, 1980

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

[Signature]
KEEPER OF THE NATIONAL REGISTER
ATTEST: *[Signature]*

DATE 8-5-80

DATE 8-4-80

CHIEF OF REGISTRATION

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CONTINUATION SHEET

ITEM NUMBER 7 PAGE 2

The belt course above the first story and the fourth story cornice are perpetuated in the wings. The name, "Alexander Young Building" is inscribed in the frieze above the columns. The wings also terminate with a simple cornice with a solid parapet.

The main lobby to the hotel originally was on the second floor of the Hotel Street wing. It has been almost completely altered, as has most of the interior. However, the Bishop Street entry to the lobby, located in the bay next to the main body of the building, remains intact. It features two polished granite Corinthian columns which support an entablature with a wreathed frieze. Lion heads, which originally supported a marquise, flank the entry at the frieze level. The entry is inset with blind round arches with keystones on its side walls. Its ceiling exhibits excellent ornamental plaster work, which is continued on the ceiling beyond the entry. The stairway is of Vermont marble as is the wainscoting on the stairwell and second floor hallway.

The only major addition to the building is the fifth story placed on the roof garden in 1955. The major alternations have occurred on the first floor and on the interior. The upper stories' facade remains unaltered.

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CONTINUATION SHEET

ITEM NUMBER 8

PAGE 2

The Hotel's Second Renaissance Revival style was very much in keeping with the stylistic dictates of the period and as the major building in Honolulu set the tone for the downtown area. Its stylistic influence is easily perceived in the First Hawaiian Bank, the Lewers and Cooke Building (no longer extant), the Davies Block (no longer extant), the Dillingham Transportation Building and the Alexander & Baldwin Building, all of which lined Bishop Street, creating a canyon on neo-classicism. Bishop Street itself owes its founding to the Alexander Young Hotel, as it was built on land given to the city by Young and the Bishop Estate as a one block long thoroughfare to run in front of the hotel. With time the city eventually lengthened the street. The Alexander Young Hotel is the visual cornerstone for Bishop Street, and although several highrise intrusions have destroyed the continuity of the street, the sheer massiveness of the hotel allows the street to maintain a sense of human scale.

Upon its completion the Alexander Young Hotel was the major hotel in Honolulu, and was a "strong factor in the up-building of a tourist trade."³ The hotel was considered to be "ahead of the time", and indeed it was. The building was too big for Honolulu's needs and it was not until the 1920's that it showed a profit. However, after the completion of his hotel Alexander Young proceeded to purchase his two major competitors, the Moana (NR) and the Royal Hawaiian (no longer extant), earning himself the title, "Father of the Hotel Industry in Hawaii."

Besides serving as the major hostelry for tourists the Alexander Young Hotel was also the hub of island social life. Its roof garden frequently hosted major social events and was a center of night life and entertainment. Its primary position in the society world was evidenced by its being issued the first cocktail lounge license in Honolulu following the end of prohibition in 1933. Due to its tremendous popularity the roof garden was completely remodeled in the following year. In 1937 the hotel opened the first air conditioned dining room in Hawaii, further attesting to its prominent position.

During World War II the military occupied most of the hotel. This was not the first time in its history the building served the military, as up through 1917 the army occupied the second floor, awaiting the completion of Fort Shafter. Other notable occupants of the hotel include the 1929 legislature, which maintained its offices here while Iolani Palace was refurbished.

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CONTINUATION SHEET

ITEM NUMBER 8

PAGE 3

Alexander Young, a native of Blackburn, Scotland, arrived in Hawaii in February 1865. He operated an iron foundry in Hilo in partnership with William Lydgate until 1869. He then moved to Honolulu, purchasing Thomas Hughes' interest in the Honolulu Iron Works. He retained his association with the Iron Works for thirty-two years, and in 1899 he formed a business conglomerate with Von Hamm. Von Hamm-Young remains a major business corporation in Hawaii to this day. Alexander Young was also involved in politics and under the monarchy he served in the house of nobles. Under the Provisional government, he was a member of the advisory council and was the minister of interior in Sanford Dole's cabinet.

George W. Percy, the architect of the hotel, was a resident of Oakland, California. He was responsible for designing numerous San Francisco, Oakland, Alameda, Stockton and Los Angeles buildings. These included the Stockton Insane Asylum, the Alameda City Hall, numerous structures in Golden Gate Park, and a number of business blocks in Oakland and San Francisco including the Wells Fargo Building and the Academy of Sciences Building in the latter city. The Alexander Young Hotel was his last major project as he died on December 14, 1900.

Presently the Alexander Young Building is used for stores and offices, having been converted in 1964 to this use.

The Secretary of the Interior determined the Alexander Young Building eligible for inclusion on the National Register of Historic Places on January 24, 1979.

¹Evening Bulletin, August 1, 1903

²Advertiser, August 1, 1903

³Ibid.